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## STATEMENT OF INFORMATION

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### UNIT Offered for Sale

4/112 East Esplanade St Albans VIC 3021

 2  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$349,000

### Median Sale Price




\$385,000 Units in St albans between Apr 2017 - Mar 2018

Source: CoreLogic




### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






**6/102-104 Fox Street St Albans VIC 3021** Sold Price **\$370,000** Sold Date **31-Mar-17**  
 2  1  1 Distance **0.19km**



**3/106 Conrad Street St Albans VIC 3021** Sold Price **\$385,000** Sold Date **17-Jun-17**  
 2  1  1 Distance **0.27km**



**22/7 Regan Street St Albans VIC 3021** Sold Price **\$335,000** Sold Date **14-Dec-16**  
 2  -  - Distance **0.28km**

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